

NOTICE OF PREPARATION

THE SHORES PROJECT

COUNTY PROJECT NO. R2005-00234-(4)
COASTAL DEVELOPMENT PERMIT NO. RCDP 200500002
PARKING PERMIT NO. RPKP200500004
VARIANCE NO. RVAR200500004

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

JULY 2005

NOTICE OF PREPARATION

THE SHORES PROJECT

COUNTY PROJECT NO. R2005-00234-(4)
COASTAL DEVELOPMENT PERMIT NO. RCDP 200500002
PARKING PERMIT NO. RPKP200500004
VARIANCE NO. RVAR200500004

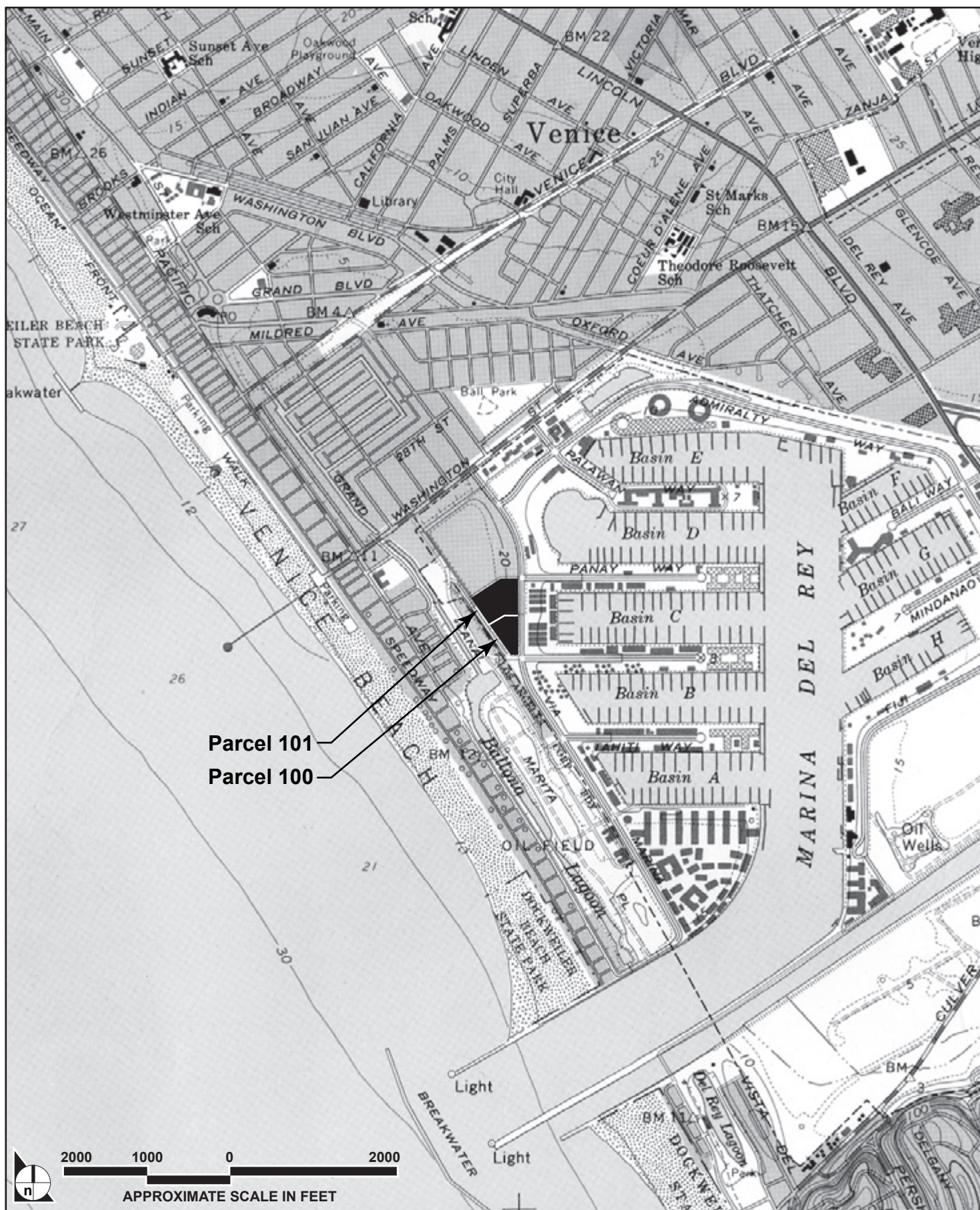
The County of Los Angeles will be the Lead Agency and will prepare an Environmental Impact Report for the project identified below. In compliance with Section 15082 of the *California Environmental Quality Act (CEQA) Guidelines*, the County of Los Angeles is sending this Notice of Preparation (NOP) to each responsible and federal agency and interested parties involved in approving the project and to trustee agencies responsible for natural resources affected by the project. Within 30 days after receiving the NOP, each agency shall provide the County of Los Angeles with specific details about the scope and content of the environmental information related to that agency's area of statutory responsibility.

The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The review period for the NOP will be from July 20 to August 18, 2005. Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but not later than August 25, 2005. Please direct all written comments to Mr. Rick Kuo, County of Los Angeles Department of Regional Planning, 320 West Temple Street, Room 1348, Los Angeles, California 90012, Telephone (213) 974-6461, Fax (213) 626-0434. In your written response, please include the name of a contact person in your agency.

1.0 Project Location

The Del Rey Shores project is situated on Parcels 100 and 101 in the unincorporated community of Marina del Rey in the County of Los Angeles (**Figure 1**). Parcel 100 is located at the northwest corner of the intersection of Via Marina and Marquesas Way, while Parcel 101 is located adjacent to, and directly north of, Parcel 100. Both parcels front Via Marina, a small portion of Via Dolce and Dell Avenue (Dell Avenue is a private alley). The project site is located within the Venice USGS 7.5-minute quadrangle (**Figure 2**).



SOURCE: USGS Venice Quadrangle – 1981

FIGURE 2

Venice USGS 7.5-Minute Quadrangle

2.0 Site Characteristics

The 8.31-acre site is roughly triangular in shape and is bounded by residential land uses. High-density residential uses are situated to the north (north of Dell Avenue, a private alley) and to the east (east of Via Marina). Land uses south and west are generally characterized by medium-density residential areas (south of Via Dolce). Storage units also occur west of the Dell Avenue alley. Other land uses proximal to the project site include multi-story apartment buildings, multi-story condominiums, some neighborhood-serving commercial and the marina.

The project site currently consists of 34 two-story apartment buildings containing a total of 202 apartment units. The existing apartments were originally constructed in the early 1960s as part of the initial (Phase I) development in Marina del Rey. All existing on-site structures and other improvements would be demolished and replaced with 544 apartment units in a series of 12 five-story apartment buildings with appurtenant facilities.

2.1 Surface Hydrology

No major drainage courses occur on the project site or on adjacent parcels and no blue-line streams occur on site. Drainage is by sheet flow to surrounding roadways, where water is collected in an existing surface and underground storm drain system. As a result of the limited topographical relief on the site, there is no potential for mudflows or landslides and the potential for water erosion is small. The project has been designed with wind and water erosion control features as required by Section 22.46.1180 of the Los Angeles County Zoning Code. During construction, de-watering may be required. In this case, groundwater would be directed to a network of settling basins, filtered and then diverted to the existing storm drain system.

2.2 Landforms and Geologic Features

The project site is situated on compacted hydraulic fill that was placed during construction of Marina del Rey. The project is low-lying and generally flat with an elevation of approximately 10 feet above sea level. The site has no unique topographic features and is flat with a 1–2 percent slope occurring from west to east.

No active faults occur on site, although the project site is in a seismically active region. The site is not subject mudslides, but preliminary geology reports indicate that there is potential for soil liquefaction

from strong seismic shaking due to sandy soil composition and the high water table elevation on the site, and there may be potential for tsunami or seiche.

2.3 Soils

The upper 10 to 15 feet of soil on the site and immediate surroundings consists of a mixture of artificial and hydraulic fill deposits dredged from the Ballona wetlands during construction of the small-craft harbor. These fill deposits consist of silty and relatively clean sands. Native soils encountered below these fills are the natural beach and alluvial deposits consisting of interbedded silty sands, clayey sands, sandy and clayey silts, silty and sandy clays, and relatively clean sands. Natural deposits beneath the site are of Holocene to Pleistocene age.

2.4 Biota

The project site is presently developed and within a highly urbanized area. No significant biological resources occur on site. The project is not located within an existing or planned County of Los Angeles defined Significant Ecological Area (SEA) and is consistent with all local and regional conservation plans.

2.4.1 Site Vegetation

The site presently contains a 202-unit apartment complex and is landscaped with primarily non-native species typical of a coastal residential development. The project site does not contain any wetlands, major riparian vegetation or special-status habitat, and it does not contain oak or other unique native plants. No special-status plant species are known to occur on the project site.

2.4.2 Common Wildlife

The project site may provide habitat for wildlife species typical of developed urban areas near the coast. Given the developed nature of the project site and its surroundings, terrestrial wildlife resources are not expected to be abundant or diverse.

2.4.3 Special-Status Biological Resources

No natural habitat occurs on site. A review of records and on-site field investigations indicate no special-status species of plant or animal significantly utilize the structures or habitat present on the

project site. A nesting colony of the state and federal Endangered California least tern occurs approximately 0.3 mile southwest of the project site on the coastal strand. Between the project site and this nesting colony, land uses are developed with a combination of high- and moderate-density residential land uses.

2.4.4 Wildlife Movement Corridors

The project site is not part of any defined wildlife movement corridor recognized by a local or regional planning agency or document.

3.0 Project Description

3.1 Requested Approvals

As proposed, The Shores project is subject to the Marina del Rey Specific Plan, which is a component of the certified Marina del Rey Local Coastal Program (LCP). The LCP consists of the Marina del Rey Land Use Plan (LUP), Local Implementation Plan (LIP) and Design Guidelines that are an appendix to the LUP.

Project density as currently proposed is approximately 65 dwelling units per acre, while the density allowed for these parcels per the LCP is up to 75 dwelling units per acre. The maximum height of the proposed apartment buildings is 75 feet (exclusive of appurtenant screened rooftop mechanical equipment and selected artistic architectural features), while the maximum allowable building height per the LCP for the project site is 225 feet.

No amendments to the certified LCP are required for the proposed development. Land use entitlement requests include site plan review by the Marina del Rey Design Control Board, a Coastal Development Permit, a Parking Permit (to authorize installation and maintenance of compact parking for a small portion of required parking), a Variance (to modify residential sign standards in order to provide sufficient project signage) from the County of Los Angeles Department of Regional Planning and subsequent grading and building permits from the County of Los Angeles Department of Public Works.

3.2 Residential Development

The proposed The Shores project consists of (1) the demolition and removal of all existing site improvements which include 202 apartment dwelling units in 34 two-story structures, related surface parking and landscaping and hardscape facilities and (2) the construction of 544 apartment units in a series of 12 five-story structures. Each building would consist of a five-story concrete structure over two levels of subterranean and above-grade parking. The proposed project also includes substantial landscaping and hardscape facilities such as sidewalks, paved paths and outdoor recreational amenities for the residents of the apartments (**Figure 3**).

3.3 Access/Parking

Vehicular access to the parking garage would be provided from driveways in six locations: one along Via Marina, two along Admiralty Loop and three along Dell Avenue. The driveway on Via Marina would provide ingress and egress right-turn-only lanes; all other driveways would provide full left- and right-turn access.

Parking would occur in garages built beneath five levels of apartments. The proposed project will provide a total of 1,114 parking spaces on site. This number exceeds code parking requirements. County of Los Angeles Zoning Code requires 1,088 parking spaces (952 for residents of the project and 136 spaces for their guests).

3.4 Grading

Grading on site would consist of cut and fill of approximately 40,000 cubic yards of materials to be balanced on site. Site grading will not include alternation of topography or slopes of more than 25 percent. If import soil is required, it will be tested for expansion potential prior to placement on the project site.

4.0 Environmental Impact Report

In conformance with Section 15063 of the implementing *CEQA Guidelines* (California Code of Regulations Title 14, Chapter 3), the County of Los Angeles prepared an Initial Study (**Attachment A**) and determined that the project had the potential to result in significant adverse impacts, and consistent with Section 15063(b)(1)(A), required preparation of an EIR. The following analysis will be included in this EIR.



SOURCE: Nadel Architects – January 2005

FIGURE 3

Landscape and Hardscape Site Plan

4.1 Environmental Setting

The *CEQA Guidelines* require a description of the environment, as it exists, from both a local and regional perspective. In addition to describing the physical characteristics of the existing environment, an analysis of the project's consistency with all applicable local and regional plans will be provided.

4.2 Impact Analyses

Scopes of work for each required topic defined as part of the County-prepared Initial Study are provided below. These scopes of work may be modified based on information received as part of this NOP process or as deemed appropriate by the Lead Agency. The following areas were identified in the Initial Study as having potential impacts that required additional analysis:

Potential Hazards

- Geotechnical and Soil Resources
- Flood and Tsunami Inundation
- Noise

Impacts to Resources

- Hydrology and Water Quality
- Air Quality
- Aesthetics

Impacts on Services

- Traffic and Access
- Sewage
- Environmental Safety

Impacts on Utilities

- Water Service
- Solid Waste

4.2.1 Work Scopes

4.2.1.1 Geotechnical and Soil Resources

The following scope of work is proposed to define and evaluate this project's potential adverse effect on the geology/soils environments.

1. Incorporate the available geotechnical, geologic and soils information developed from the literature. This discussion shall include a description of existing earth materials, geologic units and seismic hazards.

2. Based on information provided by the applicant, describe and analyze proposed grading and manufactured slopes and general areas of cut and fill will be discussed.
3. Based on the conclusions of the geotechnical investigation, potential impacts will be analyzed as follows:
 - a. Document the locations of the nearest active faults and determine whether there would be any hazards related to fault rupture.
 - b. Determine whether people or structures would be exposed to significant effects from ground shaking, ground failure or landslides.
 - c. Discuss the potential for erosion-related impacts from grading and with regard to the drainage on site.
 - d. Discuss the potential for the project to be located on an unstable geologic unit or soil with the associated hazards.
 - e. Discuss soils constraints (expansive soils, corrosive soils) related to structural development.
 - f. Discuss hazards associated with methane gas as it occurs in subsurface soils on and proximal to the project site.
4. Incorporate recommendations and mitigation measures from the geotechnical investigation and document their effectiveness at reducing impacts.

4.2.1.2 Flood and Tsunami Inundation

1. Incorporate the available hydrological information developed from the literature. This shall include a description of existing subsurface water levels and the potential for flood hazards.
2. Evaluate the potential for flooding and tsunami inundation.
3. Based on the conclusions of the hydrological and geotechnical investigation, potential tsunami inundation impacts will be analyzed as follows:
 - a. Document the locations of the significant active faults and determine possible tsunami hazards related to fault rupture.
 - b. Determine whether people or structures would be exposed to significant effects from seawater velocities and inundation.
4. Incorporate recommendations and mitigation measures from the hydrological investigation and document their effectiveness at reducing impacts.

4.2.1.3 Noise

The project site is located approximately three miles west of Los Angeles International Airport (LAX). Noise from jet traffic is audible. The site is situated in a dense urban area and existing noise sources are

generally from vehicles. The following scope of work is proposed to define and evaluate this project's potential adverse effect on the noise environment.

1. A description of existing noise sources and the noise environment in the vicinity of the project site.
2. A summary of noise measurements on the project site and along roadways most affected by increases in project traffic.
3. Identification of noise-sensitive land uses or activities in the vicinity of the project site and along roadways providing access to and from the site.
4. A discussion of relevant noise policies, regulations and standards, including those in the County General Plan and Noise Ordinance (for informational purposes).
5. A discussion of construction noise impacts, based upon proposed construction activities and scheduling information provided by the applicant. The Draft EIR shall evaluate noise impacts from construction based on the duration, nature, phasing and level of various construction activities.
6. A description of typical noise generated by the project during operation. Noise generated by project-generated motor vehicle traffic on adjacent sensitive land uses would also be evaluated.
7. Noise modeling shall be conducted to assess increases in noise levels at adjacent noise sensitive locations.
8. Provide mitigation measures identified as necessary to avoid or reduce significant noise impacts with an evaluation of their effectiveness based on published technical documents.
9. Provide cumulative impact analysis and mitigation measures.

4.2.1.4 Hydrology and Water Quality

The project site is located in an area with a high water table and is near the waters of the marina. De-watering of the site may be necessary during construction and pollutant run off is possible both during project construction and operation. The following scope of work is proposed to define and evaluate this project's potential adverse effect on the hydrology and water quality environments.

1. Analyze water quality management issues and review plans. The County shall require development of a Storm Water Pollution Prevention Plan (SWPPP) to guide water quality protection during the construction and post-construction phases, in compliance with the regulatory requirements of the construction and municipal storm water permit components of the National Pollution Discharge Elimination System (NPDES). New regulations being adopted by the Regional Board require treatment of 80 to 90 percent of mean annual rainfall. Compliance with these regulations is typically explained in a Storm Water Management Plan (SWMP), including how the proposed treatment measures will be monitored and maintained.
2. Characterize pollutants of concern under existing conditions and following development and assemble information regarding the local and regional regulations related to storm water quality management. The Draft EIR shall review the site design plans for consistency with regulatory criteria and suitability of water quality treatment measures proposed to avoid impacts to local drainage channels and off-site habitat. Where applicable, the Draft EIR shall identify

additional opportunities and constraints that bracket selection of best management practices (BMPs) and recommend further measures that are appropriate for the project.

3. Assess impacts to groundwater recharge from the proposed project. Recharge to groundwater is typically reduced when development creates impervious surfaces over areas that were formerly permeable. Under this task the EIR will assess the magnitude and importance of existing recharge, evaluate how recharge will likely change as construction occurs and identify impacts and mitigation measures suitable for maintaining hydrologic support to retained drainage channels or local wells, if applicable. If appropriate, the Draft EIR shall also suggest BMPs to maintain recharge.
4. Describe any other direct, indirect and cumulative impacts on water resources resulting from the proposed project and appropriate mitigation measures.

4.2.1.5 Air Quality

The project is situated in the South Coast Air Basin, a severe non-attainment area. Air quality standards, policies and monitoring are the responsibility of the South Coast Air Quality Management District (SCAQMD). Wind issues are equally important in the Marina due to the prevalence of recreational sail boating. The following scope of work is proposed to define and evaluate potential adverse effect on the air quality and wind environment during the project's construction and operation.

1. Describe baseline air quality information, including area topography and meteorology and their influence over air quality, relevant state and federal ambient air quality standards, monitoring data—for the past five years—from the monitoring station(s) proximal to the project site, air quality trends and existing and reasonably foreseeable sensitive receptors near the development site or near roadways/intersections that could be affected by project traffic. Also, identify federal, state and local regulatory agencies responsible for air quality policies, regulations and standards that pertain to the project. Identify major existing sources of air pollutants in the project vicinity, including sources of toxic air contaminants or odorous emissions on the basis of inventory data compiled by the SCAQMD.
2. Describe the significance criteria/thresholds for evaluating air quality impacts from the SCAQMD CEQA Air Quality Handbook.
3. Based on available information from the project applicant, calculate potential emissions from demolition and construction activities related to the project. Include emissions from grading, excavation and building construction. Consider construction haul trips and exhaust emissions from construction equipment. Compare estimated construction emissions with SCAQMD thresholds.
4. Calculate operational mobile and area source emissions for reactive organic gases, nitrogen oxides, particulates and carbon monoxide using the most current URBEMIS model. Calculations associated with vehicle traffic will be based on the trip generation modeling documented in the traffic report. Compare the estimated emissions to the SCAQMD thresholds.
5. Discuss the potential for the combined emissions from the project and cumulative development to adversely affect air quality or impede attainment of air quality goals. Also, discuss whether the project would conflict with the most recent version of the *Air Quality Management Plan* and other

applicable air quality plans. Apply SCAQMD significance criteria to determine the potential for cumulative air quality impacts.

6. Identify mitigation measures as necessary to reduce or avoid any potential project-specific or cumulative impacts to air quality and quantify their effectiveness based on methodologies available from SCAQMD and other sources.
7. Evaluate the potential for the structures to effect wind patterns in the marina that could adversely impact fresh breezes or sailing opportunities in the Marina area.

4.2.1.6 Aesthetics

The existing character of the project site will be changed with development of the proposed project. The proposed project is denser and taller than existing land uses. View corridors are not applicable to the project, as the subject parcels do not adjoin the water. The following scope of work is proposed to define and evaluate this project's potential adverse effect on the aesthetic environment.

1. Describe the existing visual character of the project site, focusing on site features such as topography, vegetation, existing light sources and the site's relationship to nearby uses. Work will be based on site reconnaissance.
2. Provide text, documenting views from adjacent roadways and discuss project's consistency with existing and planned development in the area.
3. Summarize applicable policies or regulations related to visual quality, including policies from the County of Los Angeles General Plan and the Marina del Rey Specific Plan and the Design Standards.
4. Through view simulations, evaluate the visual impacts of the proposed project with respect to defined significance criteria, focusing on changes to existing visual character, effects on views from area roadways.
5. Evaluate potential light, glare and shade/shadow impacts of the proposed project on existing visual character of the site or area.
6. Identify, as necessary, additional mitigation measures for avoidance or reduction of the identified visual impacts.

4.2.1.7 Traffic and Access

A preliminary report defining existing traffic conditions on and near the project has been prepared. The intersections surrounding the site within Marina del Rey operate at good Levels of Service (LOS A to C). Some intersections outside of Marina del Rey that are likely to experience increased traffic exhibit traffic congestion problems and operate at fair to poor Levels of Service (LOS D to F). Site access will conform to all County of Los Angeles Fire Department standards for roadway widths, turning radii and road length and surface materials. Additionally, the project will be required to pay all applicable

traffic impact mitigation fees. The following analysis would be incorporated into the proposed EIR to adequately address potential project and cumulative impacts to the traffic environment.

1. Study area, methods and level of service standards;
2. Description of regional and local transportation network;
3. Existing traffic volumes and levels of service;
4. Programmed roadway improvements;
5. Relevant transportation and circulation features of the proposed project;
6. Trip generation, distribution and assignment;
7. Project-specific impacts (increased congestion, hazards, emergency access, parking and conflicts with alternative transportation policies); and
8. Describe project-specific mitigation measures and cumulative impacts and mitigation measures.

4.2.1.8 Sewage

Domestic sewage flows from the project site are currently treated at the City of Los Angeles' (City) Hyperion Treatment Plant through a contractual agreement between the County and City. This plant has surplus capacity to serve new projects. However, a full analysis of sewer line capacity from the project site to sewer trunk lines is necessary to adequately evaluate system capacity. The following analysis would be incorporated into the proposed EIR to adequately address potential project and cumulative impacts on the county sewage treatment systems.

1. Obtain information on existing sewer capacity, assess the potential impacts of the proposed project, define specific standards and provide input on appropriate mitigation measures.
2. Provide information on existing conditions for the treatment and disposal of domestic sewage via the existing sewage treatment system.
3. Provide information on the sewage treatment system's capacity for additional wastewater treatment and on any pending and proposed improvements to the system.
4. Based on readily available wastewater generation rates, calculate the project's wastewater generation. Compare with the defined capacities of the sewage treatment plant(s) and sewage system.
5. Provide mitigation measures proposed as part of the project or recommendations of the County of Los Angeles Department of Public Works. Describe cumulative impacts and mitigation measures.

4.2.1.9 Environmental Safety

Historically, the project site was subject to oil and natural gas extraction activities. Oil and natural gas wells on site and in the project areas were removed per applicable state and federal standards prior to Phase I development in the early 1960s. No extraction activities currently occur on the project site. Natural gas extraction does occur in the site vicinity (to the south). To assess the potential effects of soil gas on future site residents the following methodology is proposed.

Soil gas surveys on the project site shall be assessed and reported in the Draft EIR in accordance with both the Advisory document titled Active Soil Gas Investigations, January 28, 2003, jointly issued by the Department of Toxic Substances Control (DTSC) and the California Regional Water Quality Control Board – Los Angeles Region (LARWQCB) (DTSC/LARWQCB Advisory), and the LARWQCB Interim Guidance for Active Soil Gas Investigations (February 25, 1997).

4.2.1.10 Water Service

Domestic water flows are provided by Los Angeles County Waterworks District 29. The water district has sufficient capacity to provide water to the proposed project. However, the Department of Public Works is currently planning and performing upgrades to the water supply system to increase capacity. A full analysis of current and planned water supply line capacity from water mains to the project site is necessary to adequately evaluate system capacity. The following analysis would be incorporated into the proposed EIR to adequately address potential project and cumulative impacts on the county water supply systems.

1. Provide information regarding on-site water system improvements and the existing capacity of the Marina del Rey water system as well as any planned improvements to the water supply system.
2. Based on readily available water consumption rates, calculate the project's estimated water consumption. Compare with the defined capacities of water system.
3. Provide mitigation measures proposed as part of the project or recommendations of the County of Los Angeles Department of Public Works. Describe cumulative impacts and mitigation measures.

4.2.1.11 Solid Waste

Solid waste collection and transfer in unincorporated Los Angeles County is handled by private contractors. These contractors haul waste to a variety of sorting, recycling and transfer stations and to local and regional landfills. The following analysis would be incorporated into the proposed EIR to adequately address potential project and cumulative impacts on solid waste services.

1. Provide information regarding on-site solid waste collection and transfer. Identify likely landfills that accept solid waste from Marina del Rey, discuss capacity of these landfills and current diversion rates of recyclables in Los Angeles County.
2. Based on readily available solid waste generation rates, calculate the project's estimated solid waste generation. Compare with the defined capacities of identified landfills.
3. Document hazardous materials or the generation of hazardous wastes associated with the project. Document policies and measures that would apply to the safe use and disposal of such materials.
4. Provide mitigation measures proposed as part of the project. Describe cumulative impacts and mitigation measures.
5. Demolition and construction waste would be hauled via an approved haul route, to an appropriate approved, environmentally acceptable landfill location. The impact of this additional solid waste on local landfills shall be evaluated in the Draft EIR.

4.3 Alternatives

In conformance with the *State CEQA Guidelines*, a range of reasonable alternatives that would reduce significant impacts and would foster informed decision making and public participation will be included in the Draft EIR.

4.4 Growth-Inducing Impacts

In conformance with the *State CEQA Guidelines*, growth-inducing impacts (i.e., ways the project could foster economic growth or population growth) either direct or indirect would be described and analyzed.

STAFF USE ONLY

PROJECT NUMBER: R2005-00234

CASES: RCDP T200500002
RENV T200500040
RVAR T200500004
RPKP T200500004



***** INITIAL STUDY *****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: November 15, 2004 Staff Member: Kevin Johnson

Thomas Guide: 671 J-7 USGS Quad: Venice

Location: 4201 Via Marina (Parcels 100 & 101), Marina del Rey

Description of Project: An application for a Coastal Development Permit to authorize demolition of the existing 202-unit one- and two-bedroom apartment complex and subsequent construction of a 544-unit apartment complex in twelve 75-foot high buildings (five stories of apartments over two levels of parking) with architectural features extending approximately 25 feet above the roofline). A total of 1,114 parking spaces will be provided within parking structures on-site (954 – residents, 136 – guest parking). The project also includes a Parking Permit request to authorize installation of residential compact parking as well as a Variance to authorize modification of signage standards to allow more signage than allowed by the Zoning Code.

Gross Area: 8.31 Acres

Environmental Setting: The project is located within the developed Marina del Rey small craft harbor and is currently developed with 202 residential apartments in over 30 separate buildings. Surrounding uses consist of medium to high density single and multi-family residential uses in all directions as well as commercial uses, boat slips and Marina Beach to the east. The property does not have frontage on the water.

Zoning: SP (Specific Plan)

General Plan: High Density Residential

Community/Area Wide Plan: Residential V

Major projects in area:
Project Number

Description & Status

<u>98-134</u>	<u>Net increase of 614 dwelling units, retail, boat slips - under construction</u>
<u>98-172</u>	<u>99 dwelling units, yacht club, offices, boat slips - under construction</u>
<u>02-277</u>	<u>Commercial redevelopment of site - under construction</u>
<u>03-030</u>	<u>Addition of appx. 18,000 square feet of retail to existing shopping center - approved by RPC</u>
<u>03-029</u>	<u>Net increase of 115 dwelling units - approved by RPC</u>
<u>00-39</u>	<u>120 dwelling units, remodel existing apartments, remove boat slips & office</u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

Special Reviewing Agencies

Regional Significance

- ☐ None
- ☒ Regional Water Quality Control Board
- ☒ Los Angeles Region
- ☐ Lahontan Region
- ☒ Coastal Commission
- ☒ Army Corps of Engineers
- ☒ CA Dept. of Conservation, Div. of Oil, Gas & Geothermal Resources
- ☒ City of Los Angeles Dept. of Public Works

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of the Santa Monica Mtns.
- ☒ City of Los Angeles
- ☒ City of Santa Monica
- ☒ City of Culver City
- ☒ CA State Lands Commission
- ☒ CA Dept of Toxic Substances Control
- ☒ LAUSD
- ☐ _____

☐ None

- ☐ SCAG Criteria
- ☒ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns Area

County Reviewing Agencies

☐ Subdivision Committee

☒ DPW: Land Development, Watershed Management, Geotech. & Materials Engineering, Traffic & Lighting, Waterworks & Sewer Maint., Envir. Programs

- ☒ Health Services: Env. Hygiene
- ☒ Dept. of Beaches and Harbors
- ☒ Fire Department
- ☒ Parks and Recreation
- ☒ Sanitation Districts
- ☒ Sheriff Department

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☐ State Parks
- ☒ US Fish & Wildlife Service

IMPACT ANALYSIS MATRIX

		ANALYSIS SUMMARY (See individual pages for details)			
CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		Potentially Significant Impact
					Potential Concern
HAZARDS	1. Geotechnical	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Liquefaction, grading</i>
	2. Flood	6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Tsunami inundation area</i>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Temporary construction noise, adjacent to residential uses</i>
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Known water quality problems, proximity to beach</i>
	2. Air Quality	10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Regionally significant, may exceed AQMD thresholds, non-attainment area</i>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Shadow or glare</i>
SERVICES	1. Traffic/Access	16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Known capacity problems, cumulative impacts</i>
	2. Sewage Disposal	17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Potential capacity problems</i>
	3. Education	18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> <i>School & library fees will be required</i>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Water, solid waste</i>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Methane gas, historic oil fields, wind</i>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <i>Adequate recreation facilities</i>
	Mandatory Findings	25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Traffic, Environmental Safety</i>

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Conservation/Maintenance
- ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: _____

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- ☐ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☒ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: _____

Date: 3/28/05

Approved by: Paul Kontnik

Date: 28 MARCH 2005

- ☒ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

- ☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

Yes No Maybe
a. ☒ ☐ ☐

Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?

Liquefaction Zone per Seismic Hazard Zone Map

b. ☐ ☒ ☐

Is the project site located in an area containing a major landslide(s)?

c. ☐ ☒ ☐

Is the project site located in an area having high slope instability?

d. ☒ ☐ ☐

Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?

Liquefaction

e. ☐ ☒ ☐

Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?

f. ☐ ☐ ☒

Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?

40,000 cubic yards of grading to be balanced on-site

g. ☐ ☒ ☐

Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

h. ☐ ☒ ☐

Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☒ Approval of Geotechnical Report by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?

- b. ☒ ☐ ☐ Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
Tsunami inundation zone per Los Angeles County Safety Element Plate 6
- c. ☐ ☒ ☐ Is the project site located in or subject to high mudflow conditions?

- d. ☐ ☒ ☐ Could the project contribute or be subject to high erosion and debris deposition from run off?

- e. ☐ ☒ ☐ Would the project substantially alter the existing drainage pattern of the site or area?

- f. ☐ ☐ ☐ Other factors (e.g., dam failure)? _____

STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)
☒ Approval of Drainage Concept by DPW

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design
- _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☒ Potentially significant impact ☐ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?

- b. ☐ ☒ ☐ Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?

- c. ☐ ☒ ☐ Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? _____
- d. ☐ ☒ ☐ Is the project site located in an area having inadequate water and pressure to meet fire flow standards? _____
- e. ☐ ☒ ☐ Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?

- f. ☐ ☒ ☐ Does the proposed use constitute a potentially dangerous fire hazard?

- g. ☐ ☒ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8

☐ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Compatible Use

To be discussed in conjunction with the "Environmental Safety" factor _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located near a high noise source (airports, railroads, freeways, industry)?

- b. ☐ ☐ ☒ Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
Residential uses immediately adjacent to the project site _____
- c. ☐ ☒ ☐ Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
Underground parking proposed _____
- d. ☐ ☐ ☒ Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
Temporary construction noise _____
- e. ☐ ☒ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

- ☐ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design ☐ Compatible Use
- _____

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- ☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

Yes No Maybe

- a. ☒ ☐ ☐ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?

Known water quality problems in Marina del Rey harbor

- b. ☐ ☒ ☐ Will the proposed project require the use of a private sewage disposal system?

- ☐ ☒ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?

- c. ☐ ☐ ☒ Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?

NPDES permit required

- d. ☐ ☐ ☒ Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?

NPDES permit required

- e. ☐ ☐ ☒ Other factors? Proximity to Marina Beach

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5

☐ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

- Yes No Maybe
- a. ☒ ☐ ☐ Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?
544 dwelling units are proposed
- b. ☐ ☒ ☐ Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
- c. ☐ ☐ ☒ Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
May exceed AQMD thresholds
- d. ☐ ☐ ☒ Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?
Temporary construction/demolition
- e. ☐ ☒ ☐ Would the project conflict with or obstruct implementation of the applicable air quality plan?
- f. ☐ ☒ ☐ Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
- g. ☒ ☐ ☐ Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? Non-attainment area
- h. ☐ ☒ ☐ Other factors: _____

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☒ Air Quality Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?

- b. ☐ ☒ ☐ Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?

- c. ☐ ☒ ☐ Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?

- d. ☐ ☒ ☐ Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?

- e. ☐ ☒ ☐ Does the project site contain oak or other unique native trees (specify kinds of trees)?

- f. ☐ ☒ ☐ Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?

- g. ☐ ☐ ☐ Other factors (e.g., wildlife corridor, adjacent open space linkage)?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Oak Tree Permit ☐ ERB/SEATAC Review

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?
- b. ☐ ☒ ☐ Does the project site contain rock formations indicating potential paleontological resources?
- c. ☐ ☒ ☐ Does the project site contain known historic structures or sites?
- d. ☐ ☒ ☐ Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
- e. ☐ ☒ ☐ Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
- f. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

The Marina del Rey LCP indicates that cultural resources are unlikely to be encountered in developed areas (pages 7-2 & 7-3. Standard "stop work" condition will apply.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- _____
- b. ☐ ☒ ☐ Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
- _____
- c. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

Yes No Maybe
a. ☐ ☒ ☐

Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b. ☐ ☒ ☐

Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

c. ☐ ☒ ☐

Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

d. ☐ ☐ ☐

Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

Yes No Maybe
a. ☐ ☒ ☐

Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?

b. ☐ ☒ ☐

Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?

c. ☐ ☒ ☐

Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?

d. ☐ ☐ ☒

Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?

Approved building height to the east is 65'. Maximum existing building height to north is approximately 200', adjacent uses to the west and south are single family in character. Existing structures on the subject site are two stories in height.

e. ☐ ☐ ☒

Is the project likely to create substantial sun shadow, light or glare problems?

75'-high structures and 100'-foot architectural features may create sun shadow or glare problems beyond that which currently exist

f. ☐ ☐ ☐

Other factors (e.g., grading or land form alteration):

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☒ Visual Report

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

Yes No Maybe

- a. ☒ ☐ ☐ Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?

Known congestion problems, more than 25 units

- b. ☐ ☒ ☐ Will the project result in any hazardous traffic conditions?

- c. ☐ ☒ ☐ Will the project result in parking problems with a subsequent impact on traffic conditions?

- d. ☐ ☒ ☐ Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?

- e. ☐ ☐ ☒ Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?

- f. ☐ ☒ ☐ Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- g. ☒ ☐ ☐ Other factors? _____

LOS at intersections serving project are poor, completion of mitigation for nearby projects

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design ☒ Traffic Report ☒ Consultation with Traffic & Lighting Division

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

- Yes No Maybe
a. ☐ ☐ ☒ If served by a community sewage system, could the project create capacity problems at the treatment plant?

City of Los Angeles Hyperion Treatment Plant serves site

- b. ☐ ☐ ☒ Could the project create capacity problems in the sewer lines serving the project site?

Marina sewer maintenance district (county)

- c. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

A sewer study is required

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project create capacity problems at the district level?
Site is within LA Unified School District
- b. ☐ ☐ ☒ Could the project create capacity problems at individual schools which will serve the project site?
The project site is within the attendance boundary of three public schools: Coeur d'Alene Avenue Elementary, Marina del Rey Middle School, and the Venice Senior High School
- c. ☐ ☐ ☒ Could the project create student transportation problems?

- d. ☐ ☐ ☒ Could the project create substantial library impacts due to increased population and demand?

- e. ☐ ☒ ☐ Other factors? _____

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Site Dedication ☒ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

- Yes No Maybe
a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

Fire station located on Admiralty Way, Parcel 129

- b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?

Sheriff station located on Fiji Way, Parcel 62

- c. ☐ ☐ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Fire Mitigation Fees

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☐ ☒ Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?

Waterworks district 29 will serve project

- b. ☐ ☒ ☐ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?

- c. ☐ ☒ ☐ Could the project create problems with providing utility services, such as electricity, gas, or propane?

- d. ☐ ☐ ☒ Are there any other known service problem areas (e.g., solid waste)?

Solid waste generated by demolition/construction & 342 new residential units

- e. ☐ ☒ ☐ Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?

- f. ☐ ☒ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Will the project result in an inefficient use of energy resources?

- b. ☐ ☒ ☐ Will the project result in a major change in the patterns, scale, or character of the general area or community?
Area is generally high-density residential in nature and project is below permitted density
- c. ☐ ☒ ☐ Will the project result in a significant reduction in the amount of agricultural land?

- d. ☐ ☐ ☐ Other factors? _____

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors? _____

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Are any hazardous materials used, transported, produced, handled, or stored on-site?

- b. ☐ ☒ ☐ Are any pressurized tanks to be used or any hazardous wastes stored on-site?

- c. ☒ ☐ ☐ Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
Methane gas hazard

- d. ☐ ☒ ☐ Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?

- e. ☐ ☒ ☐ Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?

- f. ☐ ☒ ☐ Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- g. ☐ ☒ ☐ Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?

- h. ☐ ☒ ☐ Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?

- i. ☐ ☒ ☐ Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- j. ☐ ☐ ☒ Other factors? *Methane gas in Marina del Rey area, historic oil fields, wind*

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Can the project be found to be inconsistent with the plan designation(s) of the subject property?

- b. ☐ ☒ ☐ Can the project be found to be inconsistent with the zoning designation of the subject property?

- c. Can the project be found to be inconsistent with the following applicable land use criteria:
- ☐ ☒ ☐ Hillside Management Criteria?
- ☐ ☒ ☐ SEA Conformance Criteria?
- ☐ ☒ ☐ Other? _____
- d. ☐ ☒ ☐ Would the project physically divide an established community?

- e. ☐ ☒ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

Burden of Proof for Parking Permit and Variance to be discussed in the DEIR

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Could the project cumulatively exceed official regional or local population projections?

- b. ☐ ☒ ☐ Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?

- c. ☐ ☒ ☐ Could the project displace existing housing, especially affordable housing?

- d. ☐ ☒ ☐ Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?

- e. ☐ ☐ ☒ Could the project require new or expanded recreational facilities for future residents?
Project will increase residential units, which requires additional recreational facilities in the Marina area

- f. ☐ ☒ ☐ Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- g. ☐ ☒ ☐ Other factors? _____

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

Coastal Improvement Fund fees will be required to fund park development

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- Yes No Maybe
- a. ☐ ☒ ☐ Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
-

- b. ☐ ☐ ☒ Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Traffic, Air quality impacts

- c. ☐ ☐ ☒ Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

Water Quality, Traffic, Environmental Safety

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- ☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

